

REAL ESTATE—OUT OF CITY.
Miscellaneous—Sale or Rent.

OVER 10%
and good speculative value. Only \$17,000 is required for this fine income property. Returns from stores in this location began rising during the war and before the universal lifting of rents. Property in this neighborhood also began showing speculative value when all other sections in the same city were absolutely dormant, and is still rising steadily. We have a client who will lease the entire property at this figure. For full particulars write.

W. S. BUTLER
Realty Service Corporation, 811 Boylston Street, Boston.

Maine—Sale or Rent.

MAINE BUNGALOWS
\$1,000 EACH.
Beautiful lake and mountain view; excellent hunting and fishing; ideal summer location. Particulars on request. MOOREHEAD LAKES REAL ESTATE CO., Greenville, Me., Maine.

Florida—Sale or Rent.

FLORIDA
At "ORTONA" on the East Coast.
For rent, Florida, cottages and bungalows, furnished with new furniture. All buildings new, with fireplaces in living room, electric lights, bath and modern plumbing throughout. Excellent water; most beautiful views. Address
E. A. SIMPSON,
63-54 Sage-Alton Bldg.,
Hartford, Conn.

\$300,000 FOR \$125,000
SUPERB FLORIDA HOME
HALIFAX RIVER—DAYTONA BEACH
5 acres intensively developed, choice shrubs, beautiful trees, fruit, exceptionally well built dwelling, 7 master's rooms, 2 baths, servants' quarters, gas, electric, swimming porch, broad veranda with sweeping view, billiard room, perfect conveniences and appointments. Up-to-date utility buildings for storage, tools, etc. Everything in like NEW condition. Unlimited supply purified water.
E. H. PECK, care S. Osgood Fell & Co.,
17 West 44th St., New York.

Miscellaneous—Sale or Rent.

"Country Places Wanted"
One Valued at \$100,000
and
One Valued at \$250,000
FREE AND CLEAR

FOR choice fireproof apartment houses, situated in finest residential section; superior investments; excellent opportunity for owners of non-producing estates to acquire 10 to 15% net income. Might consider other smaller property in part payment.
NASSOIT & LANNING
80th St. & Broadway, Riverside 839.

FARM PROPERTY.
New Jersey.

FARMS, COUNTRY HOMES.
Our free illustrated catalogue describes farms and country homes in Northern Central and "Sunny Southern Jersey." Many with stock and equipment as low as \$1,000, on reasonable terms. Write to NEW JERSEY FARM AGENCY, 154-L Nassau St., New York City.

Miscellaneous.

\$1000 Secures 113-Acre Farm
Near Town; 14 Cows And
Hay, fodder, etc., included; easy walk 100 ft. to town; beautiful view; stream; watered pasture, woodland; fruit; warm 8-room house, excellent outlook; roomy barn, stable, poultry house, to settle estate; \$1000 gets all, 1/3 cash, easy terms. Full details page 27. Write to NEW JERSEY FARM AGENCY, 154-L Nassau St., New York City.

REAL ESTATE TO EXCHANGE.

CHOICE PLOT
On Riverside Drive, Near 109th St.
Unimproved.
Trade for improved property, Manhattan.
Preferably dwelling.
J. ARTHUR FISCHER, 600 9th Av.

REAL ESTATE WANTED.

CHOICE LOCATIONS
WANTED BY LARGE
CHAIN STORE CONCERN
STORES OR BUILDINGS AT HEAVY TRAFFIC POINTS, CORNERS PREFERRED, WITH IMMEDIATE OR FUTURE POSSESSION. OPPORTUNITY TO OBTAIN EXCELLENT ALIEN TENANT ON LONG TERM LEASE.
TANKOOS, SMITH & CO.
Chain Store Specialists
11 John St., Corner Broadway.
Tel. Cort. 2372-1306.

Quick Purchaser
Tenant or Free.
34th to 50th St., from Park to 3d Av.
H. N. KOHN, 35 BROADWAY.

FACTORIES FOR SALE OR RENT

LONG ISLAND CITY
IMMEDIATE OCCUPANCY
5,000—100,000 SQ. FT.
In Fireproof Concrete Buildings
ROMAN-CALLMAN CO.
BRIDGE-PLAZA NORTH
LONG ISLAND CITY

Factory Properties
HOLT & MERRALL, Inc.
342 Madison Ave. Tel. Vand. 4699

NEW FACTORIES
Two one story brick buildings, modern construction, 75x124 ft. Bound Brook, N. J. Four railroads; all improvements; sliding; electric; all or part of building.
ELIENH ESTATER, BOUND BROOK, N. J.

LONG ISLAND CITY
FACTORIES EVERYWHERE
Robert S. Stutenberg, 25-26 Clinton St.
J. L. H. Hoboken, N. J.

FACTORIES
Trenton, Co., Inc. Industrial Waterfront,
J. L. H. Hoboken, N. J.

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BUSINESS PLACES TO LET.
From Battery to 14th St., inclusive.

50 BROAD ST.
Operated by Owner, furnishes unsurpassed service, supervision and maintenance in all departments.
Centrally located in financial district with two street frontages and other unusual conveniences.
BROADEX REALTY CO., Owners
OFFICE ON PREMISES
Above 14th St. to 50th St. (Inclusive), East River to North River.
Above 14th St. to 50th St. (Inclusive), East River to North River.

LOFTS FOR RENT
42 x 98
Immediate Possession. Rent Free to Feb. 1.
114-116 East 25th St.
12-STORY FIREPROOF BUILDING
SUITABLE FOR
Salesrooms, Offices, Showrooms, Etc.
No Manufacturing. All Modern Improvements.
AT REASONABLE RENTAL
170 5th Ave. **ADAMS & CO.** Gramercy 3854
FULL COMMISSION TO BROKERS

HIGH CLASS FIREPROOF BUILDINGS
239 Fourth Ave. Adjoining 19th St.
Few Choice Lofts
ALSO PARTS OF
LOFTS
MODERATE RENTALS
ROBERT P. ZOBEI
35 West 39th St. Or Your Own Broker Tel. 6207 Longacre

Tilmar Building
145 West 45th St.
Near Broadway
Entire 1st Floor
Also Offices and Studios
MODERATE RENTALS
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Hess Bldg.
354 Fourth Ave., Cor. 26th St.
NO MANUFACTURING
4th Floor
20,000 sq. ft.
Units 800 to 4,000 sq. ft. on Upper Floors.
Chas. F. Noyes Co.
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Fifth Avenue
Above 42d Street
Desirable
STORES
JOSEPH MILNER
Real Estate
8 E. 41st St. Murray Hill 2619

153-7 West 23d St.
LANE REALTY CO., INC.
Several Upper Floors
EACH 6000.
Light on four sides
2 passenger, 1 freight elevator
Fireproof, Automatic Sprinkler
No Manufacturing
Apply to
L. J. PHILLIPS & CO.
140 West 74th St., Cal. 1833
OR YOUR OWN BROKER.

Loft Building
To Lease for 21 Years
153 W. 15th St. Ideal
80x100
7 Story & Basement Location
40c. NET
Louis Greenstein, 206 West 29th St.—Watkins 936—
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292 Fifth Ave.
Opposite Textile Bldg.
BEAUTIFUL SHOW ROOMS
Finely decorated and carpeted
25 ft. x 80 ft. each.
CRUCET MANUFACTURING CO.

Desirable Loft
and Parlor Floor
10-12-14 EAST 17TH ST.
NEAR BROADWAY.
POSSESSION JAN. 1 AND FEB. 1.
Apply 501 1st Av.
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or Supt. on premises at No. 14.

CORNER LOFT ON 4TH AVE.
461 Fourth Ave.
N. E. Cor. 31st St.
First Floor. Large Display Windows. 4,200 sq. ft. Three electric elevators. Splendid shipping facilities. Possession February 1 or sooner.
WRIGHT BARCLAY, Inc.
320 Fifth Ave. Penn. 6896.

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WEST 23d STREET
New Fireproof
Corner Building
21,500 Sq. Ft. Per Floor
Entire building or separate floors.
Suitable for garage or any business. Advertising facilities. At Purcell and all Freight Terminal.
JAMES N. WELLS' SONS
191 NINTH AVE. AT 22ND ST.

STORE & BASE
151-3 W. 19TH ST.
Size 46 x 90
100% sprinkler, extremely low insurance.
Immediate possession or February 1.
Apply to
GRIFTON CUTLERY WORKS,
151 West 19th St.,
or your own broker.

4 STORY
AND
BASEMENT BUILDING
608 MADISON AV.
Near 59th St. Has 3 story extension parlor and basement. Suitable for business or high class profession. All modern improvements, including steam heat and electric light.
OTTINGER, 31 Nassau St.

124th ST. & 1st AVE.
Loft, 100x100 and 50x100; light, steam heat, 100 per cent. sprinklered; lowest insurance. Apply WM. MAAS, 115 University Place. Phone Stuyvesant 3200.

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BUSINESS PLACES TO LET.
Borough of Brooklyn.

TO LEASE
Building 50 x 100
Concord and Liberty Sts.,
Brooklyn.
Near Manhattan and
Brooklyn Bridges.
35,000 Square Feet.
100% Sprinkler System
Apply **J. P. Taaffe,**
19 Poplar St.,
Brooklyn

EXCEPTIONAL LOFT
BUSH TERMINAL
Building No. 10
SUITABLE FOR FACTORY AND OFFICE
12,980 SQ. FEET
PASSENGER AND FREIGHT ELEVATOR SERVICE.
For particulars apply to your own broker or
W. K. JAHN CO.,
Bush Terminal Bldg., No. 10,
PHONE 8635 SUNSET BROOKLYN

BUSINESS PLACES WANTED.

Grocery Store Locations Wanted

Large retail chain organization desires locations in MANHATTAN. RENTS MUST BE MODERATE. Details required as to location, size of store, and whether store has cellar. No attention paid unless this information is given.

Chain Realty Company
P.O. Box 229 City Hall Station

APARTMENTS.

SUNNY WINTER HOMES
New Garden Apartments
Jackson Heights
22 MINUTES FROM 42nd ST.
New Apartments constantly being erected to keep pace with the demand.
Tenant—Ownership Plan
VISIT JACKSON HEIGHTS TO-DAY
Keys here.
Take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th Street (Jackson Heights) Station. (Office Opposite Station)
The Queensboro Corporation, Manhattan Office 50 East 42nd St.

APARTMENTS.

Hotel Chatham
Vanderbilt Avenue and 48th Street.
Splendid suite
for sublease
HOTEL SERVICE.
Large Living Room. Large foyer. Three bedrooms, each with bath. Possession at once.
Lease to October 1st, 1922.
Shown by appointment.
WM. B. MAY & COMPANY
Phone 270 Plaza,
270 Madison Avenue.

103 East 16th St.
ELEGANT APARTMENT, 9 ROOMS, BATH, ELEVATOR, AC, \$1,250 PER YEAR. ESTATE, DUGRO, 1 UNION SQ. STUYVESANT 1348.

48th 136 East—Free rooms, bath; steam, electricity; newly decorated.

829 PARK AVE.
Modern 12-Story Apt. Bldg.
7 Room Simplex
8 Room Duplex
Apply on premises or
N. A. NERVEN & CO., 163 Park Av.

The Eldorado
302 Central Park West
cor. 91st St.
Restaurant on Roof
CORNER APARTMENT
Southern Exposure
3 ROOMS & BATH
2 ROOMS & BATH
\$1,200 upwards
Rent Includes Maid Service.
APPLY ON PREMISES.
SHARP & CO.
2459 BROADWAY.

THE ROCKFALL
545 West 111th Street,
N. E. Corner Broadway.
9 Rooms and 3 Baths.
\$3,300. All Outside Rooms.

302 WEST 86TH ST.
Adjoining West End Avenue.
12 Story New Building.
5 Rooms, \$3,500.
For particulars
NASSOIT & LANNING
B'way & 89th St. Tel. 8399 Morningside.

152 West 72d St.
Attractive New Apartments
1 & 2 Rooms
BATH AND KITCHENETTE
Rents \$1,000-\$1,100
E. K. Van Winkle
Agent on Premises. Columbus 1677.

74th St. 6 & 7
202 West ROOMS
R. H. ZOGAT, 347 9th Av. Vanderbilt 2121.

120 East 31st St.
Central Location—Murray Hill
Fireproof Elevator Apartment
Unsurpassed Service—Moderate Rent.
Apply on premises.
270 West—Free rooms; elevator, parquet floors, tile floors.

347 W. 55th St.
1 & 2 ROOMS
Housekeeping Apartments
Fireproof Elevator Building
Immediate Possession
Rental \$840 Upward
Inquire on Premises
or
MARK RAFALSKY & CO.
21 EAST 10th St. Vanderbilt 2027.

LOFTS—STORES—BLDGs.
Daylight. All sizes. Low rents.
C. G. KELLER, 109 W. 23d St.

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Modern 12-Story Apt. Bldg.
7 Room Simplex
8 Room Duplex
Apply on premises or
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The Eldorado
302 Central Park West
cor. 91st St.
Restaurant on Roof
CORNER APARTMENT
Southern Exposure
3 ROOMS & BATH
2 ROOMS & BATH
\$1,200 upwards
Rent Includes Maid Service.
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LOFTS—STORES—BLDGs.
Daylight. All sizes. Low rents.
C. G. KELLER, 109 W. 23d St.

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Washington Heights, Above 125th St., West of 8th Av.

A Colony of Real Homes
On Riverside Drive



MARDEL COURT
Block front, RIVERSIDE DRIVE, 162d to 163d Street.

Beatrice Court 659-669 West 162d St.
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5 New Elevator Apartments
Apartments of 7 rooms, large foyer and 3 baths
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Apartments of 3, 4, 5 rooms, large foyer and bath

Ready for occupancy about January 15th, 1922
Apply to renting agent on premises or to
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Telephone Audubon 5707.

Above 58th St.—5th Av. to North River. Above 58th St.—5th Av. to North River.

Rent a Good Home for Xmas
212 W. 72nd Street Columbus 5116
"Apartment Headquarters"

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Wood, Dolson Co., Inc.
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Tel. 1100 Schuyler.
APARTMENTS TO LEASE
780 WEST END AVE.
Southeast Corner 80th St.
Twenty-story fireproof building; every modern convenience; two elevators; hall attendants. Convenient to 96th St. express subway station.
7 Rooms and 3 Baths. Rental \$1,000.
N. E. W. CENTURY
401 West End Ave., Cor. 78th St.
10 Rooms and 3 Baths; cor. apartment; southern exposure. Rent \$5,000.
STRATFORD-AVON
210 Riverside Drive, Cor. 83d St.
Twenty-story fireproof building, all modern conveniences.
10 Rooms and 3 Baths. Rents \$5,000.
THE STETSON
302 West 83d St.
West of Broadway.
8 Rooms and Bath, modern improvements, elevator, \$2,500.

Bedford Park Section
New Building
READY FOR OCCUPANCY
Valentine Ave.,
SOUTHEAST CORNER 190TH ST.
3-4 Rooms.
EVERY CONCEIVABLE CONVENIENCE
5 minutes to Lexington Ave. Subway
4th and 9th Ave. "L" Station at
Kingsbridge Road, or 200th St., or 190th
St. and 3d Ave. "L" and New York
Central Railroad.
RENTS MODERATE
APPLY ON PREMISES

MELROSE - COURTS
GARDEN APARTMENTS
HALF RENTED
163d St. and Park Av.
Block from 7th Central
Metrona Station.
2 Blocks North 104th St., Grandtown.
NOW READY
3-4-6 ROOMS \$75 to \$125
NIEWENHUIS CO., INC.
315 East 101st St.

Fordham Heights
Just Completed
2490 Davidson Ave.
3 and 4 Rooms
All Improvements.
At Jerome Ave. Station
At Fordham Road.
Agent on Premises. Reasonable Rent.

Just Completed
Mt. Hope Place
N.E. Cor. Walton Ave.
3-4-5 Rooms
Every Modern Improvement
One Block North of 170th St.
Jerome Ave. Subway Station.
Reasonable rent. Agent on premises

NEW BUILDING
45 ROOMS
182D ST. and
DAVIDSON AVENUE
Jerome Ave. Subway
at 182d St.
BRODIE REALTY CO.
JAMES F. WALKER, Agent.

Fort Tryon Arms
Fort Washington Ave. at
the Corner of 163rd Street
Just a few more
exceptional fine 4-
room apartments,
large rooms, foyer
hall, excellent
closets.
Wadsworth 9979

The Belfort
Refined Elevator Apartments.
5 ROOMS, BATH, \$1,200.
6 ROOMS, BATH, \$1,500.
7 ROOMS, 2 BATHS, \$1,800.
River View Roof Garden, Half Hour Grand
Central. Sunday and Evening Inspection.
YONKERS REALTY EXCHANGE,
280 South Broadway,
Phone Yonkers 5390.

91 Fort Washington Ave.
Corner 102d St.—The Chesbure.
SIX ROOMS AND BATH
All latest improvements; elevator apartment; rent moderate; furnish or unfurnished.
BERLIN RENTING AGENCY
Broadway, Corner 104d St.

Convent Ave. (435) Cor. 149th St.
POSSESSION NOW.
One 8 room corner, elevator apt.
Apply on Premises or
BLEMAN, 606 B'way, Tel. 2123 Spring.

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A GOOD STORY
every day in
The Sun